



BALLENTINE
ASSOCIATES, PA

Development Agreement
Compliance Permit Application
(DACP)

Project Application & Narrative

For

Link Apartments Tekka
Glen Lennox - Block 4

(PIN: 9798-26-8298)

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Project Narrative

Grubb Properties has been working closely with the Town of Chapel Hill for over a decade on the redevelopment of Glen Lennox. We are pleased to submit the Development Agreement Compliance Permit Application representing Phase 3 of the proposed development. Phase 3 features a new 294-unit 6-story residential apartment building and $\pm 5,000$ square feet of retail area on the ground floor.

Phase 3 is located in the southern section of the overall Glen Lennox property and will create Block 4 of the development as shown on “Exhibit B – Public Street Network & Setbacks” contained in the Development Agreement. Block 4 is bound by Berkley Road to the north, Hamilton Road to the east, Hobbes Street to the south, and Maxwell Road to the west. Block 4 includes the relocation of Hamilton Road slightly to the west of where it currently exists and the creation of Hobbes Street which connects Maxwell Road and Hamilton Road on the south side of the block.

Block 4, as envisioned in the Development Agreement, is intended to be developed with high density. The block allows a maximum impervious surface percentage of 85% and a maximum allowance height of 5 stories. However, a Major Modification to Development Agreement was approved to allow a maximum height of 6 stories. This Major Modification was recorded at the Orange County Register of Deeds as Deed Book 6767, Page 1256-1261. This application package shows that the proposed development meets this height requirement, with the building being 6 stories tall.

A portion of this impervious surface constructed in this phase will be treated by the stormwater management infrastructure installed as part of Phase 2 (Link Apartments Calyx). The remaining impervious surface will result in a net decrease in area over existing conditions.

In terms of overall design, the apartment building deliberately draws cues from elements of either the existing apartments or commercial center. Combined with new landscaping and open green space, this overall design preserves and enhances the character and identity of Glen Lennox that residents and the community have come to love.



Glen-Lennox
Development Agreement Compliance Permit Application

A Development Agreement Compliance Permit is required for all Development, any development related activities increasing floor area by more than 1,000 square feet, within the Property governed by the Glen Lennox Development Agreement. For development related activities that do not constitute a Development, a zoning compliance permit will be required per section 1.9 in the Development Agreement. A separate permit is required for each individual building. The Town must, within 5 working days determine the completeness of the application and within 75 working days of submission of a complete application, either, approve, approve with conditions, deny the permit, or applicant must request a time extension. While the application is being reviewed, Town staff must provide an update every 10 working days. For additional information, please contact the Planning Department at (919) 968-5066 or at planning@townofchapelhill.org.

OFFICE USE:	Project Number		
Submission Date		Completeness Check Deadline	
Accepted Date:		Decision Deadline:	


Section A: Project Information

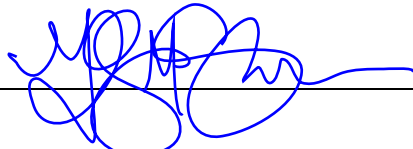
Project Name	Link Apartments Tekka - Glen Lennox Block 4		
Property Owner:	Glen Lennox Legacy Apartments South, LLC		
Project Number (from Development Plan):	20141217000227930	Parcel Identifier Number (PIN):	9798268298
Project Address:	Maxwell Road		
Project Description:	Creation of "Block 4" and construction of a 294-unit 6-story apartment building including 5,228 SF of retail area on the ground floor, relocation of a portion of Hamilton Road and construction of Hobbes Street.		

Section B: Applicant Information (to whom correspondence will be mailed)

Name:	Dillon W. Smith, PE c/o Ballentine Associates, PA				
Address:	221 Providence Road				
City:	Chapel Hill	State:	NC	Zip Code:	27514
Phone Number:	(919) 929-0481	E-Mail:	dillons@bapa.eng.pro		

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Applicant Signature:  Date: 18 Feb 22

Property Owner Signature:  Date: 21 Feb 2022

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NOTE All fields in sections C - X refer to this specific Development application submittal unless otherwise noted. All fields must be filled. Enter NA for information that is not applicable to this Development application submittal.

Section C: Project Summary

Types of work proposed: (select all that apply)

- Addition
 Demolition
 Greenway
 New Building
 Parking
 Street / ROW
 Replace Building
 Utilities
 Other: _____

Development Block, per Exhibit H	4	Proposed Cumulative Impervious Area (S.F) (block)	66,000
Proposed Land Disturbance (S.F.):	226,000	Proposed Cumulative Impervious % (block)	87.62

Section D: Summary Fact Sheet¹

	Existing ²	Demolition	Proposed New	Net Total	Total (Property)
Number of Buildings	66	7	1	(6)	60
Land Uses					
Residential (S.F.)	772,412	28,480	260,921	232,441	1,004,853
Hospitality (S.F.)	0	0	0	0	0
Office (S.F.)	114,597	0	0	0	114,597
Retail (S.F.)	26,419	0	5,228	0	31,647
Civic (S.F.)	0	0	0	0	0
Total Floor Area (S.F.)	913,428	28,480	266,149	232,441	1,151,097
Residential Uses					
Total Residential Units Rental/Owner-Occupied	875	39	294	255	1,130
Single-Family units ³ Rental/Owner-Occupied	0	0	0	0	0
Multi-Family Units Rental/Owner-Occupied	875	39	294	255	1,130
Affordable Housing Units	0	0	0	0	0
Other					
Vehicular Parking	1,102	16	0	(16)	1,086
Bicycle Parking	417	0	167	167	584
Impervious Surface Area (S.F.)	1,158,105	76,095	92,324	16,229	1,174,334
Park space (S.F.)	28,135	0	6,809	6,809	34,944
Open Space (S.F.)	1,204,196	46,205	5,190	(41,015)	1,163,181
Open Space (%)	38.9	1.5	.2	(1.3)	37.6
Greenways (L.F.)	0	0	0	0	0
Tree canopy %	45.78	2.45	0.87	(1.58)	44.20

¹ This table is for informational purposes only. Requirements related to any of these measurements are tracked in section C and subsequent sections.

² Existing at the time of the application submittal. Include data from previously approved DACPs.

³ Single Family defined as: Single Family detached, duplex, and townhouse

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E. Address Guiding Principles Exhibit H, pp. 14-17 Describe how this Development application submittal addresses each of the guiding principles below, if applicable. Otherwise, enter NA	Meets Principle?	
	Yes	No
Value the history of the neighborhood and the Glen Lennox Apartment and Commercial Property <ul style="list-style-type: none"> • Ensure that the future design characteristics represent the current and preserved architectural features • Preserve the character, identity, and brand of the Glen Lennox apartment and commercial property • Honor the legacy of the Glen Lennox property through documentation and education 		
See Appendix E Supplement		
Preserve the street network <ul style="list-style-type: none"> • Maintain a north-south street as a spine through the neighborhood • Street preservation allows for infrastructure and landscaping preservation • Preserve the curvilinear street network for aesthetics and traffic calming 		
See Appendix E Supplement		
Create and maintain public open space <ul style="list-style-type: none"> • Incorporate universal accessibility • Preserve the character of the undulating public open spaces • Create a public open space for community gathering • Utilize open space for recreational programming 		
See Appendix E Supplement		
Balance the new development with preservation of the trees and tree canopy <ul style="list-style-type: none"> • Develop a tree life-cycle plan • Actively maintain the trees • Plan additional trees along the street network and buffer areas 		
See Appendix E Supplement		
Keep a portion of the buildings <ul style="list-style-type: none"> • Preserve buildings where physically and economically viable • Weave together the old and new structures for added variety and cohesion 		
See Appendix E Supplement		
Transition and very density and heights of the buildings <ul style="list-style-type: none"> • Keep the highest intensity of uses near 15-501 and NC Highway 54 intersection • Use trees and open spaces to transition between densities within the site • Lower heights and density near single-family residences 		
See Appendix E Supplement		

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<p>Provide landscaped buffers for sensitive neighbors</p> <ul style="list-style-type: none"> • Create a smooth transition between the residential and mixed-use areas • Incorporate a green buffer that includes trees and plantings • Protect view from the Church of the Holy Family with landscape 		
<p>See Appendix E Supplement</p>		
<p>Preserve the Church of the Holy Family’s visibility and accessibility</p> <ul style="list-style-type: none"> • Allow for adequate green space in the transitional area between the Church and the new apartments • Preserve the tree line along Brandon Road • Have appropriate adjacent uses and be height sensitive • Ensure accessibility from 15-501 		
<p>See Appendix E Supplement</p>		
<p>Create an effective transportation strategy</p> <ul style="list-style-type: none"> • Include bicycle and pedestrian amenities such as dedicated bike space and sidewalks • Integrate the proposed bus rapid transit station along the periphery of Block 8 of the Glen Lennox property • Provide greenways • Accommodate bus service • Ensure connectivity throughout the whole site 		
<p>See Appendix E Supplement</p>		
<p>Encourage community sustainability</p> <ul style="list-style-type: none"> • Evaluate and implement a redevelopment plan that balances people, planet, and prosperity • Encourage eco-friendly site design, building materials, and practice • Establish ongoing operational measures to maintain and improve environmental sustainability over time • Attend to water conservation, water quality, and air quality • Incorporate stormwater management practices • Promote alternate modes of transportation • Provide recycling • Include no smoking areas 		
<p>See Appendix E Supplement and Appendix Section I - Design Standards</p>		
<p>Encourage and support community diversity</p> <ul style="list-style-type: none"> • Include a mix of affordable rental and homeownership housing types • Provide a variety of housing options for people of all backgrounds, ages, abilities, and income • Incorporate Universal Design 		
<p>See Appendix E Supplement</p>		

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NOTE: "Meets Standard" checkboxes are for Town staff use only.

F. Building Scale: Height 5.1.a, Exhibit H p.60. Required for new buildings, additions >1000 S.F.		Meets Standard?	
		Yes	No
Building Address	Maxwell Road		
Prp. Maximum Height, (stories)	6 stories		
Allowed Height	6 stories		
Ground Floor Height ft. (North Elevation)	Varies (10'-8" / 11'-8" / 13'-2" / 14'-8")		
Ground Floor Height ft. (East Elevation)	Varies (13'-2" / 14'-8" / 17'-2" / 19'-2")		
Ground Floor Height ft. (South Elevation)	Varies (14'-2" / 18'-2" / 19'-2")		
Ground Floor Height ft. (West Elevation)	Varies (10'-8" / 13'-2" / 14'-2")		
Upper Floor Height(s) ft.	Varies (10'-8" / 12'- 2")		

G. Setbacks Exhibit H pp. 58, 68-78. Required for new buildings, additions >1000 S.F.		Meets Standard?	
		Yes	No
North Setback Type i.e. street, alley, side	Street		
North Setback (ft)	18		
East Setback Type	Street		
East Setback (ft)	24		
South Setback Type	Street		
South Setback (ft)	12		
West Setback Type	Street		
West Setback (ft)	18		

H. Design Guidelines Exhibit H pp. 68-78. Required for new buildings, additions >1000 S.F.		Meets Standard?	
		Yes	No
Building Typology	Medium Urban Building. See Appendix H.		
Consistent with Guidelines	Yes, see sheets C-A1.01 - C-A10.01		

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I. Design Standards		Meets Standard?	
5.6. Required for new buildings, additions >1000 S.F.		Yes	No
Transparency of commercial buildings facing primary street, park, or square (required 20-70%) 5.6.a			
Elevation	Transparency %		
North	Berkley: 30%		
East	Hamilton: 30%		
South	Hobbes: 31%		
West	Maxwell: 33%		
Drive-throughs 5.6.b			
Number of drive-through bays	N/A		
Drive-thru location compliant with 5.6.b?	N/A		
Width of curb cut	N/A		
Signs compliant to LUMO 5.14 and site Master Sign Plan? 5.6.c	Yes. Will comply with MSP.		
Back of house functions located on secondary streets? 5.6.d	Yes. Hobbes Street and Berkley Road		
List green building principles below, if building is over 5,000 S.F. 5.6.e			
Building will be NGBS certified. See Appendix E Supplement and a preliminary checklist will be provided upon completion.			

J. Land Use			Meets Standard?	
5.1.b, Exhibit H p. 61. Required for new buildings, additions >1000 S.F.			Yes	No
Proposed Use	Accessory / Primary	Sq. Feet		
Multi-family Residential	Primary	260,921		
Business - General	Accessory	5,228		

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K. Affordable For Sale Housing 5.2.a, LUMO 3.10. Required for Developments that includes new for-sale units		Meets Standard?	
		Yes	No
Total for-sale, market-rate units proposed	0		
Affordable for-sale units proposed	N/A		

L. Lighting 5.17. Required for new buildings, additions >1000 S.F, streets / ROW, parking	Y / N / NA	Meets Standard?	
		Yes	No
Are streets lit to Town or DOT standards? 5.17.c.1	Yes		
Does lighting meet building code requirements? 5.17.c.2	Yes		
Does lighting comply with 5.17.d?	Yes		
Does lighting comply with LUMO 5.11 and the Town's Design Manual? 5.17.a	Yes		
Lighting plan compliant with LUMO 5.11.6 submitted?	Yes		

M. Public Schools 5.7 Required for all new residential units	Y / N / NA	Meets Standard?	
		Yes	No
Has a Certificate of Adequate Public Schools been requested, or has compliance been demonstrated with the Schools Adequate Public Facilities Ordinance (SAPFO) or other procedure in place at the time of this Development application submittal? Compliance must be demonstrated prior to Issuance of a DACP.	Yes		

N. Existing Development 5.15 Required for all Development	Y / N / NA	Meets Standard?	
		Yes	No
If Development from this Development application submittal occurs near existing neighborhoods, does it respect all buffers, lighting, drainage, and noise impacts? 5.15.b	Yes		

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O. Parking						Meets Standard?	
5.4.b, Exhibit H pp. 64-65. Required for parking						Yes	No

Auto Parking 5.4.b.1, Exhibit H p. 64

USE Group	Ratio	Dwelling Units- Sq. Ft	% SPM ⁴ reduction	Spaces Required	Spaces Provided		
Residential	1.25/DU	294	65	368	129	See Appendix Section O for Shared Parking Model	
Commercial	4/ 1K SF	5,228	65	24	9		
Office	3/ 1K SF						
Medical Office	4/ 1K SF						
Hotel	1/ room						
Group Care Facility	1/ 2 Beds						
Place of Assembly	1/ 4 people						
					Y/N/NA		
Parking consistent with placement guidelines? Exhibit H p. 65					N/A		
Surface parking screened per Exhibit H p.65?					N/A		
Parking decks lined or treated architecturally per Exhibit H p.65?					N/A		
Loading space appropriately sized for proposed use and to minimize impervious surfaces? 5.4.b.5					Yes		

Bike Parking 5.4.b.7, LUMO 5.9.7, Town of Chapel Hill Design Manual 4.11

USE Group (class I / class II % guidelines)	Ratio	Dwellig Units- Sq. Ft	% SPM ⁴ reduction	Spaces Required (Class I / Class II)	Spaces Provided (Class I / Class II)		
Residential (90 / 10)	1/ 4 DU	294		67/8	145/10	See Appendix Section O for breakdown of bike parking required/provided.	
Commercial Under 100K SF (20 / 80)	See below ⁵	5,228		2/8	2/10		
Commercial Over 100K SF (20 / 80)	1 / 10K SF						
Office (80 / 20)	4 + 2 / 2.5K SF						
Medical Office (80 / 20)	4 + 2 / 2.5K SF						
Hotel (20 / 80)	Min: 8 1/ 15 rooms						
Group Care Facility	Min:4 1 / 4 beds						
Place of Assembly	Min:8 1 / 40 seats						

⁴ Shared Parking Model

⁵ 4 + 2 per 2,500 Sq. ft. for first 10,000 Sf. Then 1 per 5,000 sq ft.

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P. Stormwater Management 5.3.c, 5.12	Y/N/NA	Meets Standard?	
		Yes	No
Do post-development peak discharge rates comply with 5.3.c.1?	Yes		
Does 2-Year volume Control Comply with 5.3.c.2?	Yes		
85% Total suspended solids removed? 5.3.c.3, NCDENR Stormwater Best Management Practices Manual, as modified by the Town of Chapel Hill	Yes		
Meets nutrient export limitation per Jordan Watershed Stormwater Management for Development? 5.3.c.4	N/A		
Meets erosion and sediment control measures? 5.3.c.5, Orange County Erosion Control Design Manual, LUMO 5.5	Yes	See Stormwater Impact Analysis	
Meets Watershed Protection District requirements? 5.3.c.6, LUMO 3.6.4	Yes		
Stormwater Management Plan meets design criteria in Development Agreement, NPDES permit requirements and applicable federal and state rules? 5.3.d	Yes		
Stream buffers consistent with Resource Conservation District requirements 5.3.g, 5.12, LUMO 3.6.3	N/A		
Stormwater Facilities outside of RCD streamside zone 5.3.g	N/A		
If no to above, has RCD Encroachment permit been issued? 5.3.g	N/A		
Will stormwater conveyance system be located in street rights-of-ways maintained by the Town? 5.3.h	Yes		
If yes to above, has an encroachment agreement with the Town been approved? 5.3.h	No		
Are stormwater outlets on the northern and eastern boundaries of the property located at least 15 feet away from the property line? 5.3.i	N/A		
Are facility discharges toward private properties non-erosive? 5.3.i	Yes		
Stormwater certification?	Pending		

Q. Sedimentation 5.14	Y/N/NA	Meets Standard?	
		Yes	No
Sedimentation and Erosion control plans provided? 5.14.b	Yes		

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R. Streets and Rights-of-Way 5.4.a., 5.4.d, 5.18. Required for streets / ROW and greenways	Y/N/NA	Meets Standard?	
		Yes	No
Do new and rebuilt roads and streets that are designed to accommodate transit meet Town standards for roads that support transit? 5.4.a.1	Yes		
Are new pedestrian, bicycle, and greenway facilities designed to meet minimum Town standards and 5.4.b.3? 5.4.a.1, 5.4.b.3	Yes		
New sidewalks abutting curb have minimum width of 6 feet? 5.4.d.2.,5.18.d	Yes		
Are new and rebuilt roads and streets within thirty (30) feet from the center line of the streets depicted in Exhibit B? 5.4.a.3	Yes		
Are transit stops, transit passenger amenities, bus turnouts, and other transit facilities included in this Development application submittal?	No		
Is transit stop design consistent with Chapel Hill Transit standards? 5.4.a.4	N/A		
Are sidewalks compliant with Americans with Disabilities Act? 5.4.a.9	Yes		
Has the need for traffic calming measures for this Development application submittal been evaluated by the Owners and Developer? 5.4.d.1	No		
Does the above evaluation determine that traffic calming measures are necessary? 5.4.d.1	N/A		
Are sidewalks provided on all public streets per Exhibit C? 5.4.d.2	Yes		
Are bicycle facilities provided per Exhibit D? 5.4.d.3?	Yes		
Roadway network connections and infrastructure phasing provided? 5.4.a.7	Yes		
Are traffic signal system improvements proposed per 5.4.d.4?	N/A		
Are Roadway improvements proposed per 5.4.d.5?	N/A		

S. Construction Management Plan 4.33, 5.15.c, 5.16 Required for all Development	Y/N/NA	Meets Standard?	
		Yes	No
Construction Management Plan included in Development application submittal? 5.16.b	Yes		
Does CMP indicate how project construction will comply with Town's Noise Ordinance? 5.16.b.1	Yes	See Appendix Section S for Construction Management Plan	
Does CMP propose times and days when construction and noise from the project are permitted? 5.16.b.2	Yes		
Does CMP propose to use neighborhood and local streets located outside of the Development for construction traffic? 5.15.c	Yes		

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T. Open Space, Parks, and Recreation Areas			Meets Standard?	
5.8. Required for new buildings, additions > 1000 S.F.			Yes	No
Will this Development application submittal maintain a minimum of 33% open space on the Property? 5.8.b	Yes			
Site-wide amount of open space provided as a result of this Development application submittal (sq. ft.) 5.8.b	1,163,181			
Site-wide percentage of open space provided as a result of this Development application submittal 5.8.b	37.6%			
Does this Development application submittal meet the active recreation space requirements in LUMO 5.5? 5.8.d	Yes			
Active recreation space and payment-in-lieu calculation 5.8.e-h				
Residential floor area in this Development application submittal (sq. ft.)	260,921			
Cumulative residential floor area, including this Development application submittal (sq. ft.)	752,231			
Active recreation space ratio (sq. ft.)	.032			
Payment-in-Lieu rate (per acre). Note: current rate can be found in Parks & Recreation fee schedule	N/A			
	<i>Calculation</i>	<i>Provided</i>		
Active recreation space in this Development application submittal (sq. ft.) ⁶	8,350	9,281		
	<i>Required</i>	<i>Provided</i>		
Cumulative active recreation space (sq. ft.)	24,072	33,301		
Payment-in-Lieu, if applicable (difference between required and provided cumulative active recreation space)	N/A			

U. Greenways		Meets Standard?		
5.9 Required for Greenways		Y/N/NA	Yes	No
Are the location of greenways and paths for pedestrians and cyclists on the Property generally consistent with Exhibit D? 5.9.a	Yes			
Are greenways proposed to be built to AASHTO standards for multi-use pedestrian and bicycle trails? 5.9.b	N/A			

V. Public Art and Historical & Cultural Features		Meets Standard?		
5.6.f, 5.10 Required for all Development		Y/N/NA	Yes	No
Public art included in this Development application submittal? 5.6.f	N/A			
Historical and cultural facilities included in this Development application submittal? 5.10	N/A			

⁶Recreation space is required ONLY on a cumulative basis once the Development of the Property is complete. This row should be used to calculate the amount of recreation space incurred/provided with this application. That amount should then be applied to the cumulative required/required amount of recreation space below.

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w. Solid Waste Management 5.11		Meets Standard?	
		Yes	No
Will Construction waste be managed in accordance with Town Standards and with Orange County Regulated Materials Ordinance? 5.11.d	Yes		
Solid waste provider for this Development application submittal: 5.11.e	Republic Services*		

*See Appendix W for Will Serve Letter

X. Trees, Landscaping, and Streetscape 5.13, 5.4.a.8		Meets Standard?	
		Yes	No
Does this Development application submittal meet tree canopy coverage requirement of 30 % for the Property as calculated per LUMO 5.7.2? 5.13.b	Yes - see drawing sheet C1007		
Is the landscape plan consistent with the landscape plan in NCD-8C? 5.13.d.3	Yes		
Does this Development application submittal address page 79 of the NCD Planting Guidelines? 5.13.d.7	Yes		
Consistent streetscape proposed to be installed and fixtures and amenities proposed to be provided for full block length? 5.4.a.8	Yes		
Is this a perimeter property? 5.13.d	No		

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Y. Submittal Requirements

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919)968-5066 or at planning@townofchapelhill.org. For detailed information on these submittal requirements, please refer to the Description of Detailed Information handout available at www.townofchapelhill.org/index.aspx?page=1034

Provide 1 copy of following materials, except where otherwise indicated

X	Application fee (refer to fee schedule)	Amount Paid \$	145,304.50
X	Digital Files - provide digital files of all plans and documents		
X	Recorded Plat or Deed of Property		
X	Development Agreement Compliance Application		
N/A	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)		
X	Roadway network connection and infrastructure phasing information		
X	Recorded Documents – see below		
X	Stormwater Impact Statement- see below		
N/A	Affordable Housing Plan –see below. Applicable to projects with For-sale dwelling units only		
X	Site Plan Set – see below (10 copies)		
X	Reduced Site Plan Set (reduced to 8.5"x11")		

1. Recorded Documents for existing conditions

- a) HOA Documents
- c) Utility Easements
- d) ROW Plats
- e) Access Easements
- f) Drainage Easements
- g) Any other easement or document

Glen Lennox Development Agreement Compliance Permit Application

2.A Stormwater Management Plan (1 copy, signed and sealed by a North Carolina-registered Professional Engineer)

- a) Topography (2-foot contours)
- b) Existing roof drain locations, stormwater conveyance system, structures and surface drainage patterns with flow direction arrows
- c) Proposed roof drain locations, stormwater conveyance system, structures, and surface drainage patterns with flow direction arrows
- d) Locations of stormwater management structures, including dimensions. Provide seasonal high water table elevations.
- e) Stormwater management structure details, cross-sections and construction notes
- f) Planting and final stabilization plans and specifications
- g) Stormwater management structure and drainage easements, as required
- h) Proposed outfall locations and outlet structure dimensions and details
- i) Erosion and sediment control measures, including details (e.g., inlet protection, silt fence, steep slope protection and permanent stabilization specifications)

2.B Stormwater Management Report (1 copy, signed and sealed by a North Carolina-registered Professional Engineer)

- a) Stormwater design and site summary form
- b) Written narrative describing:
 - 1) Existing & proposed conditions,
 - 2) Pertinent onsite and offsite drainage conditions,
 - 3) Anticipated stormwater impacts,
 - 4) Discussion of structural and non-structural BMPs and strategies chosen to mitigate development impacts that will be part of the stormwater management plan
 - 5) Soils information (classification, infiltration rates, depth to groundwater and bedrock)
- c) Pre-development and post-development drainage maps clearly labeled and showing delineated drainage sub-basins; connectivity of conveyance system and stormwater structures; points of analysis and time of concentration (tc) flow paths (may be included in plan set).
- d) Hydrology calculations, to include:
 - 1) Summary table of total land areas, land uses and areas (in square feet) within each drainage basin, soil types, curve numbers/runoff coefficients for each land use, Basin ID, and source of values used.
 - 2) Time of concentration calculations
 - 3) Peak discharge calculations documenting results shown in summary table (See b above)
- e) Hydraulic calculations, to include:
 - 1) Water quality volume calculations for providing 85% TSS removal for post-development stormwater runoff
 - 2) BMP sizing calculations, including stage-storage-discharge information and draw down calculations
 - 3) Routings and hydrographs
 - 4) Pipe sizing calculations and schedule (including HGL & EGL calculations and profiles)
 - 5) Channel sizing calculations
 - 6) Outlet dissipator and spillway sizing calculations
- f) Draft Operations and Maintenance Plan for each stormwater management structure

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3. Affordable Housing Plan (applicable to projects with for sale units only)

- a) Total number of market rate units and Affordable Dwelling Units in the development
- b) Number of bedrooms and bathrooms in each Affordable Dwelling Unit
- c) The approximate square footage of each Affordable Dwelling Unit
- d) The approximate location within any subdivision of land, of each Affordable Dwelling Unit
- e) The pricing for each Affordable Unit. The pricing of each unit or lot shall be determined prior to issuance of a Development Agreement Compliance Permit. At the time of sale, this price may be adjusted if there has been a change in the median income or a change in the formulas used in this ordinance
- f) Documentation and plans regarding the exterior appearance, materials, and finished of the development for each of the Affordable Dwelling Units, unless it is stated that market rate units and Affordable Dwelling Units shall have identical exterior finishes
- g) Any and all other information that the Town Manager may require that are needed to demonstrate compliance with the Council's Affordable Housing Policies

4. Plan Sets (10 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All Plan set sheets should include the following

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

4.A Cover Sheet

- a) Include Project Name, Project fact information, PIN, Design team

4.B Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.

4.C Existing Conditions Plan

- a) Soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines

Glen Lennox Development Agreement Compliance Permit Application

- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, & Watershed boundaries
- i) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on & off-site)

4.D Detailed Site Plan

- a) Existing and proposed building locations
- b) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking . Typical pavement sections & surface type
- c) Location of existing and proposed fire hydrants
- d) Location and dimension of all vehicle entrances, exits, and drives
- e) Dimensioned street cross-sections and rights-of-way widths
- f) Pavement and curb & gutter construction details
- g) Dimensioned sidewalk and tree lawn cross-sections
- h) Proposed transit improvements including bus stops, pull-off and/or bus shelter, and other amenities
- i) Perimeter Buffers, if applicable (or proposed alternate buffers)
- j) Required Parks
- k) Required recreation area/space and parks (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement

4.E Roadway Design Plan

- a) Horizontal alignment with curve data (if applicable)
- b) Vertical alignment (profile, curve length, grades, k-values, PVI stations)
- c) Typical street cross-section
- d) Cut and fill limits on topography
- e) Intersection curb radii
- f) Driveway locations and widths
- g) Sight distance triangles at intersections
- h) Geotechnical analysis (if applicable)
- i) Right-of-way widths
- j) Easements
- k) Drainage facilities (materials used, slopes, invert elevations, HGL, spread/intercepted flow, pipe & channel size calculations for 10 and 25-year storm, pertinent off-site drainage features)
- l) Work zone traffic control plan
- m) Pavement removals/demolitions
- n) Phasing information

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4.F Traffic Plans

- a) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan
- b) Traffic Sign, Street Name Sign, and Pavement Marking Plan – in accordance with Manual on Uniform Traffic Control Devices. Street name signs in accordance with Town of Chapel Hill standards
- c) Traffic Signal Plan – in accordance with Manual on Uniform Traffic Control Devices and NCDOT traffic signal design standards (prepared by licensed professional engineer)

4.G Street Light Plan

- a) In accordance with Town of Chapel Hill and Duke Energy standards; sealed by professional engineer
- b) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- c) Description and/or detail of proposed light poles, fixture, watts, lumens, and spacing
- d) Location of street edge of pavement and/or curb and gutter, sidewalk, and property lines

4.H Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection /silt fence location
- h) Pre-construction/demolition conference note
- i) Detailed tree protection fencing
- j) Landscape protection supervisor note
- k) Plan of street landscaping & landscaped areas
- l) Tree canopy coverage calculations
- m) Planting list (mostly native trees from Design Manual)

4.I Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Cut and Fill Lines
- c) Cross-sections (Streets)
- d) Detailed Drawings of infrastructure (BMPs, curb inlets, infiltration systems, erosion control, etc.)
- e) Limits of Disturbance
- f) Pertinent off-site drainage features
- g) Existing and proposed impervious surface tallies
- h) Ground cover
- i) Spot elevations when necessary

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- j) Size calculations

4.J Planting Plan

- a) Dimensioned and labeled perimeter buffers
- b) Landscape buffer
- d) Detailed buffer planting plan
- e) Detailed parking lot shading/screening plan and parking lot planting plan (including planting strip between parking and building, entryway planning)
- f) Detailed composite plant list with installation sizes
- g) Landscape installation details and maintenance plan
- h) Description of consistency with the landscape design guidelines in Exhibit H.

4.K Streetscape Plan

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting details
- h) Street landscaping details
- i) Identification of conflicts between street trees and utilities

4.L Solid Waste Plan

- a) Solid Waste Management Plan approval by Orange County
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed dumpster pad construction section
- e) Proposed dumpster pad protective bollard and screening fence details
- f) Proposed heavy duty pavement locations and pavement construction detail
- g) Existing pavement damage waiver note
- h) Refuse facility lighting plan

4.M Fire Protection and Utility Plan

- a) Fire Flow Report: for a fire hydrant within 500 feet of each building, provide the calculated gallons per minute of residual pressure is 20 pounds per square inch. The calculations should be sealed by a licensed professional engineer in North Carolina and accompanied by a water supply flow test conducted within one year of the submittal (see Town of Chapel Hill Design Manual for required gallons per minute)
- b) Indicate location and size of water, sewer, electric, cable, telephone, gas and fire safety apparatus

4.N Site Lighting Plan

- a) Site Lighting Plan: A detailed lighting plan for all proposed lighting fixtures on the site (including parking areas, pedestrian paths, building facades, landscape uplighting, etc.). The lighting plan should clearly indicate

Glen Lennox Development Agreement Compliance Permit Application

the locations of all light fixtures. The lighting plan shall also provide isographs with foot-candle and uniform ratios, candlepower of lamps, and types of illumination for all proposed lighting fixtures. The isographs shall be provided for the full extent of the site lighting (to the point where the lighting reaches 0.0 foot-candles), even if this includes off-site areas. The isograph shall be calculated with 100% lighting, and shall also identify and incorporate a site's topography.

- b) indicate, by isolux contour diagram and grid points, the measured and calculated pre-development and post-development foot-candles at grade both on the development site and on adjacent property where lighting impacts are expected. The lighting plan must be sealed by a professional engineer with demonstrable expertise in lighting design and mitigation strategies, or a lighting specialist who is lighting certified (LC) by NCQLP (National Council on Qualifications for the Lighting Professions).
- c) Cut Sheets: A detailed drawing and description shall be provided for each type of light fixture proposed on the site. The number, height, colors and materials for each type of fixture shall be clearly indicated.
- d) Please note that in accordance with Section 5.11 (Lighting Standards) of the Town's Land Use Management Ordinance, lighting sources shall be shielded or arranged so as not to produce, within any public right-of-way, glare that interferes with the safe use of such right-of-way or constitutes a nuisance to the occupants of adjacent properties.

4.0 Detailed Exterior Building Plans

- a) Detailed Building Elevations
 - A detailed list including all materials, textures, and colors for each building. If all buildings are the same, a combined list of materials, texture, and colors is acceptable. All windows, doors, light fixtures, and other appurtenant features must indicate type, style, and color.
 - A straight-on, one-dimensional view of each building façade including front, side, and rear elevations.
 - Color renderings, sketches, or perspective drawings.
- b) Cross-Sections: Provide simple, typical cross-section(s) indicating how the buildings are placed on the site in relationship to topography, public access, existing vegetation, or other significant site features.
- c) Floor Plans: Show the general interior layout of the building (this aids in understanding window locations, etc.) and the relationship of pedestrian circulation and entryways.

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- d) Other: Indicate the location of all HVAC, chiller, and/or ventilation units. Show any proposed screenings from relevant public rights-of-way.

4.P Construction Management Plan

- a) Show how construction vehicle traffic will be managed and where construction vehicle routes will be located
- b) Identify any impacts to bicycle, pedestrian, or transit routes and facilities and indicate how they will be managed
- c) Show parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods
- d) Identify construction staging and material storage areas
- e) Identify construction trailers and other associated temporary construction management structures
- f) Indicate how the project construction will comply with the Town's Noise Ordinance,
- g) Propose times and days when construction and noise from the project are permitted
- h) Submit written confirmation that Developer has provided information to contractors and subcontractors regarding noise mitigation requirements for Development for contractor and subcontractor review and compliance with the same

SECTION E - GUIDING PRINCIPLES (SUPPLEMENTAL INFORMATION)

Value the history of the neighborhood and the Glen Lennox Apartment and Commercial Property.

- **Ensure that the future design characteristics represent the current and preserved architectural features**
- **Preserve the character, identity, and brand of the Glen Lennox apartment and commercial property**
- **Honor the legacy of the Glen Lennox property through documentation and education**

The proposed mixed-use building will function as a smooth transition from residential to commercial uses and will preserve the character and identity of the Glen Lennox neighborhood through the use of exterior materials and design elements. The proposed will be a “Medium Urban Building” as described in the Glen Lennox Area Neighborhood Conservation District Plan and will highlight various design elements representative of the “Medium Urban Building” typology including brick at pedestrian level, residential stoops for the ground floor units, glazing to connect amenity spaces with outdoors and clearly distinguishable at-grade retail storefront.

Preserve the street network

- **Maintain a north-south street as a spine through the neighborhood**

Hamilton Road will remain the main north-south spine through the neighborhood, as shown on “Exhibit B - Public Street Network & Setbacks” of the Development Agreement. This phase does reconfigure Hamilton Road a bit, but it still preserves the north-south alignment.

- **Street preservation allows for infrastructure and landscaping preservation.**

Existing streets and infrastructure will be retained to the extent possible. This phase is bordered on two sides by existing public streets:

- **Hamilton Road to the east:**
 - Hamilton Road will be removed/replaced within the project limits and will be re-aligned to create a safer condition at the intersection of Maxwell Road and Hamilton Road, as shown on drawing sheet “C1006 Public Street Network Exhibit”. As part of the re-alignment design, we have retained as much of the existing roadway and utility infrastructure, although most of the infrastructure along the Block 4 frontage will need to be reconstructed.
- **Maxwell Road to the south:**
 - Maxwell Road will be re-aligned to create a safer condition at the intersection of Maxwell Road and Hamilton Road, as shown on drawing sheet “C1006 Public

Street Network Exhibit”. As part of the re-alignment design, we have retained as much of the existing roadway and utility infrastructure, although most of the infrastructure along the Block 4 frontage will need to be reconstructed.

- **Preserve the curvilinear street network for aesthetics and traffic calming.**

The curvilinear alignments of the existing public street network within Glen Lennox will be preserved to the extent possible, as shown on Exhibit B of the Development Agreement. As noted above, the portions of Hamilton Road and Maxwell Road that adjoins Block 4 will be realigned, as shown on drawing sheet “C1006 Public Street Network Exhibit”. As this exhibit shows, the resulting Hamilton Road and Maxwell Road alignments will still be curvilinear.

Create and maintain public open space

- **Incorporate universal accessibility**

The project will meet accessibility requirements for all public open spaces that are incorporated within this phase.

- **Preserve the character of the undulating public open spaces**

The project will preserve the character of the undulating open spaces that one currently experiences along the Glen Lennox street network. The project accomplishes this by using plantings to frame views along the Hamilton, Maxwell, and Berkley Road streetscapes. Public/private open spaces have been created along the perimeter of the building. On Maxwell, there is a plaza area mid-block providing a transition point between private and public spaces. An additional plaza/open space has been created along Hamilton, serving as a focal point as you enter the development on Hamilton street.

- **Create a public open space for community gathering**

This phase of the project provides a series of seating areas along Maxwell street that provide areas to rest and socialize. An additional seating area has been added along Hamilton, serving as an extension to the future open space in block 9.

- **Utilize open space for recreational programming**

This phase incorporates a bike lanes and enhanced pedestrian circulation. The bike lane connects to the larger Glenn Lennox development, providing a recreational service to current and future residents. The interior courtyards will provide a pool and outdoor game area for future project residents.

Balance the new development with preservation of the trees and tree canopy

- **Develop a tree life-cycle plan (Overall Glen Lennox Tree Maintenance Program)**

Please refer to Exhibit E-1 “Glen Lennox Overall Tree Maintenance Program” in Appendix E, which was prepared by Clark Landscape Group, the company who has been responsible for the maintenance of Glen Lennox trees and landscaping for many years.

- **Actively maintain the trees (Landscape Protection Plan for Just Construction Site)**

All trees within the limits of disturbance for this phase will be removed and tree protection fence will be added along the perimeter of the limits of disturbance to protect landscaping not within project area.

- **Plant additional trees along the street network and buffer areas**

Additional trees will be planted along the street network and buffer areas that fall within this phase. Please refer to the submitted landscape plan.

Keep a portion of the buildings

- **Preserve buildings where physically and economically viable**

Some of the buildings in the northeast corner of the Glen Lennox property will be retained to the extent possible.

- **Weave together the old and new structures for added variety and cohesion**

This will apply to latter phases of the overall development that affect the northeast corner of the Glen Lennox property, where the goal is to retain some of the existing structures. All of the existing buildings in this phase will be removed. But the overall Glen Lennox neighborhood will have a blended mix of newer and older structures.

Transition and vary density and heights of the buildings

- **Keep the highest intensity of uses near 15-501 and NC Highway 54 intersection**

The “Height Plan” on page 60 of the Glen Lennox NCD Plan shows that the highest intensity of uses should be concentrated near the 15-501 and NC 54 intersection. The “Height Plan” shows that buildings in the north portion of Block 4 should have maximum heights of 5 stories. However, a Major Modification to Development Agreement was approved to allow a maximum height of 6 stories. This Major Modification was recorded at the Orange County Register of Deeds as Deed Book 6767, Page 1256-1261. This application package shows that the proposed development meets this height requirement, with the building being 6 stories tall. Refer to Architectural Buildings Sections and Elevations for overall building heights.

- **Use trees and open spaces to transition between densities within the site**

Transitions between areas of significantly differing densities will be made in future phases of Glen Lennox. Trees and open spaces will be used in these transition areas to the extent possible.

- **Lower heights and density near single-family residences**

N/A to this DACP application. Adjacent blocks are part of the master plan to have future residential, commercial, and retail uses.

Provide landscaped buffers for sensitive neighbors

- **Create a smooth transition between the residential and mixed use areas**

This project helps transition between residential and mixed-use areas by proposing streetscape plantings that respond to the existing planting character in the residential areas of Glen Lennox. The proposed oak trees along Maxwell Road relate to the existing oak trees found throughout Glenn Lennox. In addition, significant plantings of evergreen shrubs and a variety of perennials along the streetscape relate to the existing Glen Lennox development and the native species of the area.

- **Incorporate a green buffer that includes trees and plantings**

N/A-This DACP does not require buffers

- **Protect view from the Church of the Holy Family with landscape**

N/A-This DACP application is not near the Church.

Preserve the Church of the Holy Family's visibility and accessibility

- **Allow for adequate green space in the transitional area between the Church and the new apartments**

N/A-This DACP application is not near the Church.

- **Preserve the tree line along Brandon Road**

N/A-This DACP application is not near the Church.

- **Have appropriate adjacent uses and be height sensitive**

N/A-This DACP application is not near the Church.

- **Ensure accessibility from 15-501**

N/A-This DACP application is not near the Church.

Create an effective transportation strategy

- **Include bicycle and pedestrian amenities such as dedicated bike space and sidewalks**

Pedestrian sidewalks with plantings and seating areas are provided around the perimeter of the

block. Bike parking meeting the Development Agreement & Town of Chapel Hill LUMO is proposed along the streetscapes and inside the proposed mixed-use building. The indoor resident cycle center (see Sheet C-A1.01 for location) will include areas to wash, repair and store bicycles.

- **Integrate the proposed bus rapid transit station along the periphery of Block 8 of the Glen Lennox property**

This is N/A for this phase, which focuses on Block 4.

- **Provide greenways**

A greenway path will be provided as shown on Exhibit D of the Development Agreement. Construction of the greenway will occur in a future phase.

- **Accommodate bus service**

Bus services currently exist in the neighborhood and will be affected as part of this phase. A portion of Hamilton Road will be closed to the public starting around April 2023, so coordination with Chapel Hill transit will be required.

- **Ensure connectivity throughout the whole site**

Sidewalks and connectivity is provided throughout this phase with the intention to tie into future and existing sidewalks. The overall Glen Lennox plan will provide connectivity throughout the site.

Encourage community sustainability

- **Evaluate and implement a redevelopment plan that balances people, planet, and prosperity**
- **Encourage eco-friendly site design, building materials, and practice**
- **Establish ongoing operational measures to maintain and improve environmental sustainability over time**
- **Attend to water conservation, water quality, and air quality**
- **Incorporate stormwater management practices**
- **Promote alternate modes of transportation**
- **Provide recycling**
- **Include no smoking areas**

The mixed-use building will be NGBS (National Green Building Standards) certified. As a result, this certification will ensure and verify all aspects of the building design comply with NGBC standards and promote eco-friendly site design, building materials and energy saving systems selected to promote environmental sustainability.

The building will include recycling collection, a cycle center for bicycle storage to promote alternative modes of transportation and have designated non-smoking areas

Encourage and support community diversity

- **Include a mix of affordable rental and homeownership types**

No “for sale” housing is included in this phase.

- **Provide a variety of housing options for people of all backgrounds, ages, abilities, and income**

Glen Lennox existing apartments are considered some of the more affordable ones available in the area, and they appeal to wide range of demographics, from single students to families. The new Link apartments will follow the Link platform strategic goals, which include actively designing high-quality apartments that are affordable by a wider range of incomes. Similarly, the Development Agreement uniquely ensures affordability for many current residents through rent growth limit provisions.

Existing Glen Lennox apartments are all single story, with most easily accessible from the front or back stoop. The lack of interior stairs makes them easier to move around. The new apartment’s project features elevators to assist people with reaching upper levels, ground floor at-grade access, and ADA-compliant units.

- **Incorporate Universal Design**

All buildings and site elements in this development will be designed to comply with the Americans with Disabilities Act (ADA), Fair Housing Amendments Act (FHAA), and International Code Council (ICC) A117.1-2009. Ground floor amenity locations help to further the concept of Universal Design through their ease of access. All buildings and outdoor spaces are connected via on grade accessible walkways, and vertical circulation throughout the buildings is provided via elevators.



Exhibit E1

CLARK
LANDSCAPE
GROUP, INC.
CHAPEL HILL • CHARLOTTE

Glen Lennox Overall Tree Maintenance Program

NC LANDSCAPE CONTRACTOR # CL0618
NC IRRIGATION CONTRACTOR # C-307
NC PESTICIDE APPLICATOR # 026-4543

Glen Lennox has been actively monitoring and managing landscaping and trees for decades. The landscape and tree canopy are some of the things residents, staff, and owners cherish at Glen Lennox. Mark Clark, owner and principal of Clark Landscape Group, leads and manages Glen Lennox's tree maintenance in conjunction with other landscape experts and certified arborists as needed. He has been doing so for more than a decade. He is intimately familiar with both the trees and general landscaping at Glen Lennox and is committed to the ongoing excellence in management of both.

In 2007, Ballentine Associates, a civil engineering, land planning and land surveying firm in Chapel Hill, conducted a survey of Glen Lennox. All significant rare and specimen trees were surveyed, cataloged, and mapped. This survey serves as the baseline reference for trees on the property.

The information below outlines Glen Lennox's overall ongoing tree maintenance program. It has been updated to reflect feedback from Emily Cameron and other staff at the Town of Chapel Hill.

Note that some elements of the tree maintenance program occur or will occur on a daily or weekly basis, some monthly, and some annually. Both individual tree health and the overall lifecycle of trees on the property are actively managed. This holistic perspective and approach ensures that Glen Lennox's treescape remains a defining property feature for decades to come.

Tree Maintenance Program

- An annual property inspection with certified arborist/tree care company for entire Glen Lennox property to evaluate tree status and needs.
- Property inspection by landscape contractor after each storm or weather event to note and address damage.
- Selective removal of dead/diseased/dying trees on an ongoing basis with annual budget for care.
- Collaboration with utility, construction, and repair contractors as needed to minimize potential root/tree damage.
- Ongoing communication with site maintenance staff to stay informed of damaged or declining trees.
- Active monitoring for insect and/or disease issues and work with property staff to analyze and address.
- Selective tree pruning as required to address and minimize falling branches for safety.
- The development and active maintenance of a minimum low branch canopy for resident safety and vehicular damage protection.
- During active construction phases, site visits a minimum of three times per week to monitor impact on specified protection areas as well as adjacent areas.

- Regular updates of Ballentine’s tree survey regularly to reflect new trees that qualify as rare and specimen. Trees removed due to disease, damage, construction, etc. will be removed from the survey, noting the reason.
- Survey updates will occur generally as the landscaping team deems feasible and necessary. However, areas of the property where construction is anticipated to occur next in the phased development plan will take priority and will be surveyed before construction.
- Using Ballentine tree survey as a baseline reference, regular updates of the health of each tree on the survey. Tree health will be noted as “Good,” “Fair,” or “Poor” in order to track tree health trends and ensure appropriate steps are taken early in the process, and to enable property staff and third-parties to more easily assist in the management program.

Tree Replacement

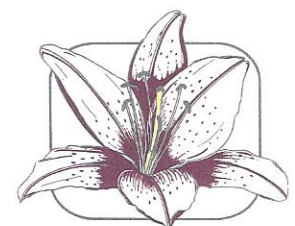
Over the past 20 years, a landscape enhancement program has been developed to improve key areas of the property. Installation of ornamental and street trees in open locations has been and continues to be done to maintain and enhance tree canopy as well as the overall property value and character. Rare and specimen trees, per the LUMO, are and will continue to be added as needed and judged appropriate by Glen Lennox’s landscape team, including outside consultants and certified arborists.

Tree replacement list to date:

- October Glory Red Maple
- Magnolia spp.
- Oak spp.
- Chinese Pistache
- Bald Cypress spp.
- Ornamental Plum
- Crape Myrtle
- Redbud spp.
- Dogwood spp.

Future species planned to be used include:

- Elm,
- Cryptomeria
- Birch
- Pine
- Cedar
- Styrax
- Others noted in the LUMO



SECTION H - DESIGN GUIDELINES

Per the Major Modification to the Glen Lennox Development Agreement (DOC #30066302), the mixed-use building is six stories on grade. Refer to the exhibit titled “Section H – Design Guidelines” on Sheet A10.01 that highlights various design elements that are representative of the “Medium Urban Building” typology described on page 76 of the Glen Lennox Area Neighborhood Conservation District Plan. The building faces three primary roads: Hamilton Road on the east side, Hobbes Road on the south side and Maxwell Road on west side. The building façade is segmented with vertical “bays” via window placement, balcony configuration and changes in material or material color. All four building facades feature exterior brick to visually connect this project with the surrounding Glen Lennox area, both past and present. Ground floor activation is achieved with individual stoops at ground floor units and provides a direct relationship with the streetscape. The building façade along Hobbes Road will promote a direct relationship with pedestrians and the future village green (Block 3D) with the use of glazing at the amenity spaces and at-grade access to retail storefronts. The plane depth variations along the Maxwell Road and Hamilton Road facades helps create visual interest to the streetscape and to create a variety of green spaces to help people to experience the essential character and feel of Glen Lennox. Service elements such as trash, loading, and transformers are located along Berkley Road and Hobbes Road.

SECTION I - DESIGN STANDARDS

List green building principles below:

All buildings will be NGBS (National Green Building Standards) certified. In order for the project to be NGBS certified, the building must accumulate a minimum number of points in each of the Standards six sections listed below:

- Lot Design, Preparation & Development
- Resource Efficiency
- Energy Efficiency
- Water Efficiency
- Indoor Environmental Quality
- Operation, Maintenance, and Building Owner Education

The apartment building will incorporate the following green building principles:

- Providing timeless design to the exterior of the buildings and the floor plans as to limit the need for future remodeling.
- Constructing environmentally friendly and efficiently sized apartment homes.
- Installing low/no maintenance products which will limit the need for replacement or repair.
- Using green certified products, practices and/or contractors when possible.
- Purchasing local materials when possible.
- Providing tenants with the knowledge to operate, live in and maintain a green home.

SECTION O. PARKING (SUPPLEMENTAL INFORMATION)

Shared Parking Model:

This phase will share parking with the Link Apartments Calyx project. Per the DA parking ratios, Link Apartments Calyx is required to have 380 parking spaces but will provide a total of 518 parking spaces. So, the additional 138 parking spaces will be credited towards this phase. With the vehicular parking being shared and the amount of bicycle infrastructure that will be installed between both projects, Grubb feels the additional 138 parking spaces will be adequate, which will result in a 65% reduction of the spaces required per the DA parking ratios.

Bike Parking Breakdown:

Apartments: 294 units @ 1/4 DU = 74 spaces required.

Class I: $74 \times 90\% = 67$ spaces

Class II: $74 \times 10\% = 8$ spaces

Commercial: 5,228 SF @ 4+2 per 2,500SF = 10 spaces required.

Class I: $9 \times 20\% = 2$ spaces

Class II: $9 \times 80\% = 8$ spaces

167 spaces provided as follows:

Class I:

- 147 spaces provided in “Cycle Center” located within apartment bldg.

Class II:

- 12 spaces are provided on Hamilton, 8 spaces are provided on Maxwell.

EXHIBIT S1
CONSTRUCTION MANAGEMENT PLAN
LiNK Tekka
January 28, 2022



SEC. 11-40. EXCEPTIONS.

(b) Construction operations from 7:00 a.m. to 9:00 p.m. on weekdays and 8:00 a.m. to 9:00 p.m. on weekends for which building permits have been issued, or construction operations not requiring permits due to ownership of the project by an agency of government; providing all equipment is operated in accord with the manufacturer's specifications, and with all standard equipment, and with manufacturer's mufflers and noise-reducing equipment in use, and in proper operation condition.

SITE DATA TABLE

PROJECT NAME:	LINK APARTMENTS TEKKA (GLEN LENNOX BLOCK 4)	
PROPERTY PIN NUMBER:	9798268189	
PROPERTY LOCATION:	TOWN OF CHAPEL HILL	
CURRENT LAND OWNER:	GLEN LENNOX APARTMENTS, LLC 4601 PARK ROAD, SUITE 450 CHARLOTTE, NC 28209	
PROPERTY ZONING:	R-3 WITH NEIGHBORHOOD CONSERVATION DISTRICT (NCD 80) OVERLAY	
SETBACKS:	BERKLEY = 18' (FROM BACK OF CURB) MAXWELL (WEST) = 18' (FROM BACK OF CURB) MAXWELL (SOUTH) = 12' (FROM BACK OF CURB) HAMILTON = 24' (FROM BACK OF CURB)	
EXISTING USE:	RESIDENTIAL	
PROPOSED USE:	RESIDENTIAL	
PROPOSED BLOCK SIZE:	76,327 S.F. (1.75 AC.)	
TOTAL GROSS S.F. (PHASE 2):	APARTMENT BUILDING = 44,405 S.F.	
BUILDING ADDRESS:	XX MAXWELL ROAD	
TOTAL PROPOSED APARTMENT UNITS:	295	
EXISTING IMPERVIOUS SURFACE AREA DEMOLITION:		
PROPOSED IMPERVIOUS SURFACE AREA ONSITE:		
PROPOSED IMPERVIOUS SURFACE AREA OFFSITE:		
TOTAL IMPERVIOUS SURFACE AREA INCREASE:		
VEHICULAR PARKING SUMMARY:	REQUIRED: 1.25/DU = 1.25 X 295 DU = 369 SPACES	PROVIDE: N/A*
ACCESSIBLE PARKING SUMMARY:	REQUIRED: XX SPACES	PROVIDED: N/A*
BICYCLE PARKING SUMMARY:	REQUIRED: 1.4/DU = 74 SPACES 90% CLASS I 10% CLASS II	PROVIDED: CYCLE CENTER: CLASS I = XX OUTSIDE RACKS: CLASS II = 26
	TOTAL REQUIRED: CLASS I: 67 SPACES CLASS II: 7 SPACES	TOTAL PROVIDED: CLASS I: XX SPACES CLASS II: 26 SPACES

* REQUIRED PARKING FOR LINK TEKKA APARTMENTS IS PROVIDED IN THE SHARED PARKING DECK CONSTRUCTED FOR THE LINK CALYX APARTMENTS PROJECT.

PAVING LEGEND

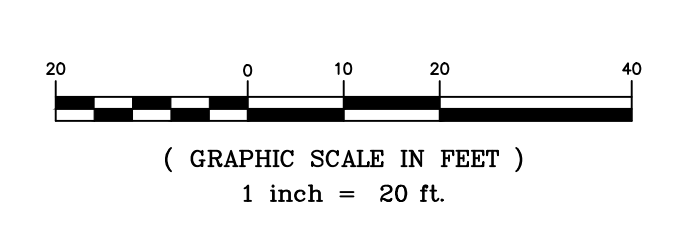
- DECORATIVE CONCRETE SIDEWALK
DETAIL 1/L-2.00
- CONCRETE PAVERS TYPE A
- CONCRETE PAVERS TYPE B
- CONCRETE PAVERS TYPE C
- CONCRETE PAVERS TYPE D
- RECYCLED "URBANITE" PERMEABLE PAVING

DRAWING LEGEND

SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
PROPERTY LINE	---	---	PROPERTY LINE
RIGHT-OF-WAY LINE	---	---	RIGHT-OF-WAY LINE
ADJONER PROPERTY LINE	---	---	ADJONER PROPERTY LINE
EASEMENT LINE	---	---	EASEMENT LINE
SETBACK LINE	---	---	SETBACK LINE
FENCE LINE	---	---	FENCE LINE
OVERHEAD ELECTRIC LINE	---	---	OVERHEAD ELECTRIC LINE
EXISTING IRON PIPE	---	---	EXISTING IRON PIPE
IRON PIPE SET	---	---	IRON PIPE SET
CALCULATED POINT	---	---	CALCULATED POINT
SIGN	---	---	SIGN
POWER POLE	---	---	POWER POLE

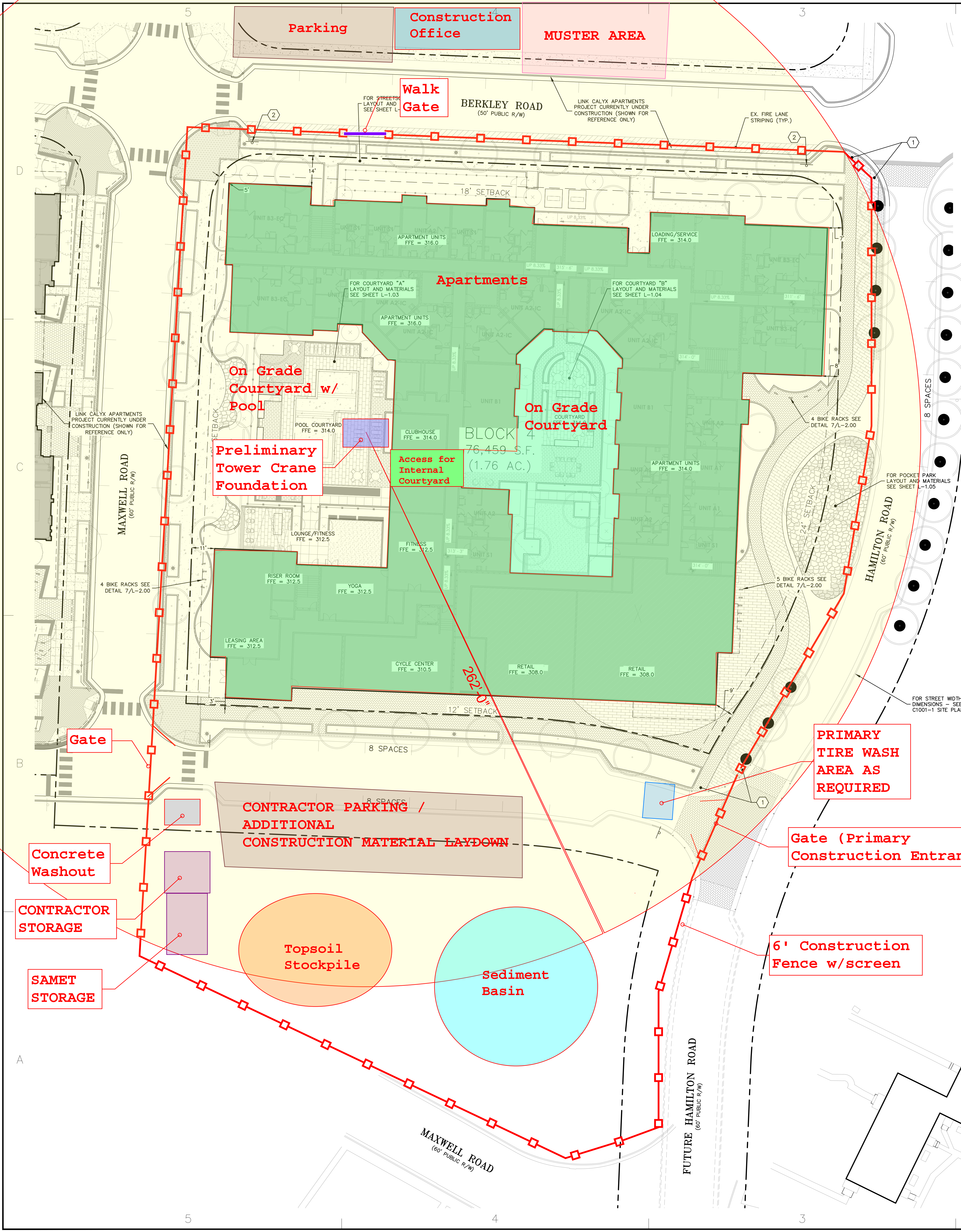
NOTE: NOISE ISSUES CAN BE REPORTED BY CALLING THE FOLLOWING PHONE NUMBER: 919-801-1605

SITE PLAN - PHASE 2



REVIEW DRAWING NOT FOR CONSTRUCTION

- PLAN KEY NOTES**
- ① DETECTABLE WARNING DOMES (TYP.)
 - ② "NO PARKING-FIRE LANE" SIGN



BALLENTINE ASSOCIATES, P.A.
 221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
 (919) 928-0461

NOT FOR CONSTRUCTION

OWNER INFORMATION
 GLEN LENNOX APARTMENTS, LLC
 4601 PARK ROAD, SUITE 450
 CHARLOTTE, NC 28209
 JOE DYE (919) 388-5774
 FAX (704) 000-0000
 EMAIL: jodye@glennox.com

LINK APARTMENTS TEKKA
GLEN LENNOX - BLOCK 4 - PHASE 2
 CHAPEL HILL, NC

SHEET C1001-2

JOB #: 107013.91
 DATE: 12 NOV 21
 SCALE: AS NOTED
 DRAWN BY: D.W.S.
 REVIEWED BY: G.J.R.

SECTION T: OPEN SPACE, PARKS, AND RECREATION AREAS (SUPPLEMENTAL INFORMATION)

Active Recreation Space Breakdown:

Indoor Recreation Space:

- Fitness Center & Yoga (Apartment Building): 1,140 SF
- Clubhouse (Apartment Building): 1,034 SF

Outdoor Recreation Space:

- Gated Fitness Courtyard (adjacent to pool): 1,264 SF
- Pool + Pool Deck: 5,843 SF

TOTAL ACTIVE RECREATION SPACE PROVIDED: 9,281 SF

Passive Recreation Space Breakdown:

Outdoor Recreation Space:

- West Green Space (adjacent to pool): 2,142 SF
- Retail Patio: 1,255 SF
- Pocket Park (Courtyard C): 4,667 SF
- Enclosed Courtyard (Courtyard B): 5,134 SF

TOTAL PASSIVE RECREATION SPACE PROVIDED: 13,198 SF

EXHIBIT W1



2.16.2022

Re:
Block 4 Link Tekka
Chapel Hill NC

Attn:
Frank Emery
Ballentine Associates, PA

This is a letter of support for trash and recycling services for your new facility being planned for the **Block 4 Link Tekka Chapel Hill NC**

We have reviewed the plans and have found that **REPUBLIC SERVICES** will be able to safely perform all needed services.

If the event that the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe for us to provide service.

We look forward to providing waste and recycling services at your new property once it has been completed and ready to be serviced.

Best Regards,

Jon Porter
Account Executive:
Republic Services
919- 519-8020
jporter2@republicservices.com

SECTION X: TREES, LANDSCAPING, AND STREETSCAPE (SUPPLEMENTAL INFORMATION)

- **Is the landscape plan consistent with the landscape plan in NCD-8C? 5.13.d.3**

The landscape plan for this phase is consistent with landscape features listed in NCD-8C. There will be areas accessible by all, seasonal, year-round plant materials and dedicated site furnishings.

- **Does this Development application submittal address page 79 of the NCD Planting Guidelines? 5.13.d.7**

Yes, this development application submittal addresses the NCD Planting Guidelines. The landscape plan for this phase will include mostly native vegetation which will help preserve existing habitat and reduce watering needs. The planting will have year-round interest with a mix of evergreen and deciduous plants and there is no lawn shown on the project.